VILLAGE OF BUCHANAN AMENDED LOCAL LAW NO. 2 OF THE YEAR 2023

A LOCAL LAW AMENDING CHAPTER 211 ENTITLED ZONING TO THE CODE OF THE VILLAGE OF BUCHANAN

Section One: The following Article shall be added to Chapter 211 of the Village Code to read as follows:

Article V: Attachment Two- "Bulk Regulations" shall be amended to read as follows:

Column 12, entitled Maximum Lot Coverage shall read as follows:

District R-40 35% Districts R-20, R-15, R-10, R 7.5, and M-2 40% District C-1 and C-2 75% District M-1 50%

Under "Notes", the following language shall be listed:

3. After the date of adoption of the amendments to Maximum Lot Coverage, Applicants developing vacant lots must design for the 100 year storm event; for currently developed lots, design must include 100 percent of new construction at 100 year storm event plus 10 percent of pre-existing coverage designed for 100 year storm event.

<u>Section Two:</u> This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.

ZONING

211 Attachment 2

Village of Buchanan

Table of Bulk Regulations, § 211-15 [Amended 5-17-2021 by L.L. No. 3-2021]

C-1		R-7.5		R-10			R-15		K-20	D 20		R-40	District							1
K	J	I	н	G		F	Е	D	C	2	В	Α	Group							2
All permitted uses	All other permitted uses	Single-family residential	All other permitted uses	Single-family residential	permitted uses	All other	Single-family residential	All other permitted uses	residential	Cincle family	All other permitted uses	Single-family residential	3)	Columns 2 and	Use Table	form to the uses	refer in abbreviated	(Uses herein	For Uses Listed Below	3
10,000		7,500		10,000	-		15,000		20,000	20,000		40,000	feet)	(square	Lot Area					4
75		75 75 100 30 10/20 25% of lot depth, not to exceed 30		75			80		100	100		125	(feet)	Width	Lot	M:				5
75				75			80		100	100		125	(feet) ¹	Line	at Street	Lot	Minimum			6
100				100			120		130	150		200	(feet)	Depth	Lot	Mini in			The F	7
30	Same as Group A		Same as Group A	30	0/20	Same as Group A	30	Same as Group A	30	30	Same as Group A	30	(feet)	Yard	Front	Millian			The Following Bulk Regulations Ap	8
5/15 (20 if abutting a residential	roup A		roup A	10/20		roup A	10/25	roup A	15/40	07/51	roup A	20/50	Both Yards	1 Yard/Total	Side Yard (feet)	Minimum			Regulations Apply	9
10 (Where abuts a residential district, observe				25% of lot depth, not to exceed 30				25% of lot depth, not to exceed 30		not to exceed 30	250/ of lot doub		25% of lot depth, not to exceed 50	(feet)	Rear Yard	Minimum				y
2 1/2/352		2 1/2/352		2 1/2/352			2 1/2/352		2 1/2/33-	2 1 /2 /2 52		2 1/2/352	(stories/feet) ¹	Height	Building					11
<u>75</u> 50		<u>4030</u>		<u>4030</u>			<u>4030</u>		<u>40</u> 30	1020		<u>3525</u>	(percent) ²	Coverage	Lot					12

BUCHANAN CODE

C-1/C-2 Overlay District	M-2	M-1	C-2		District		1
0	N	М	L		Group		2
Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	All permitted uses	All permitted uses	All permitted uses		(Uses herein refer in abbreviated form to the uses listed in detail in Use Table Columns 2 and 3)	For Uses Listed Below	3
Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	80,000	20,000	20,000		Minimum Lot Area (square feet)		4
Same as underlying zoning district	250	100	100		Minimum Lot Width (feet)		5
Same as underlying zoning district	250	100	100		Minimum Lot Frontage at Street Line (feet) ¹		6
Same as underlying zoning district	300	200	100		Minimum Lot Depth (feet)	The F	7
Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	75	50	30		Minimum Front Yard (feet)	The Following Bulk Regulations A	8
Same as underlying zoning district	50/100	25/50	Same as C-1	district)	Minimum Side Yard (feet) 1 Yard/Total Both Yards	Regulations Apply	9
Same as underlying zoning district	100 (125 if abutting a residential district)	25 (50 if abutting a residential district)	Same as C-1	residential rear yard)	Minimum Rear Yard (feet)	7	10
Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	2 1/2/352	2 1/2/352	2 1/2/35 ²		Maximum Building Height (stories/feet) ¹		11
Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	40	50	<u>75</u> 50		Maximum Lot Coverage (percent)		12

NOTES:

Amended 10-2-1989 by L.L. No. 9-1989.

Whichever is less.

Whichever is less.

After the date of adoption of the amendments to Maximum Lot Coverage, Applicants developing vacant lots must design for the 100 year storm event; for currently developed lots, design must include 100 percent of new construction at 100 year storm event plus 10 percent of pre-existing coverage designed for 100 year storm event.